

BOYS BUILDING TEXT TO HOLMAN HOUSE

**S. M. Banner Acquires West
80th Street Structure Valued
at \$1,000,000.**

DRIVE APARTMENT SOLD

**Riverside Mansions at Corner
of 113th Street Bought by
Winter Corporation.**

S. M. Banner purchased yesterday from the Silk Realty Company, Samuel K. Jacobs president, the two-story structure and lot building at 8 to 14 West 80th street, valued by the seller at \$1,000,000. The building covers a plot 35.4x100, and was erected about five years ago on the site of the old Holland Burlington, adjoining the Holland House at the southwest corner of Fifth avenue.

Mr. Jacobs purchased the property in 1915 from the Isaac A. Hopper Company, which built the structure on land acquired from Otto H. Kahn and Paul M. Warburg for a consideration of \$450,000. A building and permanent loan of \$650,000 was secured and the structure put up on plans by T. W. Lamb, architect.

In yesterday's transaction Stoddard & Mark acted as attorneys for the buyer and E. Louis Jacobs attended to the legal details for the seller. William E. Stoddard was the broker. The latter also negotiated the transaction through which Mr. Banner recently acquired for \$1,100,000 the 113th Street Building, at 1137 and 1139 Broadway, valued at \$1,250,000. This latter property is just about one block west of the building sold yesterday.

RIVERSIDE MANSIONS SOLD.
Nasom & Lanning sold the Riverside Mansions, a thirteen-story fireproof apartment house, at the corner of Riverside Drive and 113th street, on plot 104x111.12, irregular, for the Riverside Mansions Company to the Winter Corporation.

The house contains three apartments on each floor, fully rented, and was held at \$750,000. It was a cash transaction.

EAST RIVER TRACT SOLD.
Thirty-six lots fronting on the East River and opposite Bellevue Hospital were sold yesterday by the Douglas Robinson Company, representing the estate of John J. Robinson, a harbor forwarding company, which has plans for extensive improvement of the plot.

Richard W. Elliott, the broker representing the purchasing company, said he was not at liberty at the present time to disclose the identity of his clients.

The plot, carrying full riparian rights, is 100 feet wide and 455 feet deep, a considerable area at the present time under water. The bulkhead is 200 feet east of First avenue, and lies between Twenty-ninth and Thirtieth streets. The greater portion of the property is owned by the Sinclair estate since 1862.

Several one and two-story brick buildings, valued at \$300,000, are on the site. Deeds were recorded in the Register's office yesterday in which interests in the property were conveyed by J. Sinclair Armstrong, as executor and trustee, to Kate S. Crumley of Nyack, N. Y.; Isaac D. Davis of Middletown, Conn.; S. Armstrong of Middletown, Conn.; Maude S. Raymond of Providence, R. I.; Grace M. Hubbard of Shilpan Point, Conn.; Gertrude S. Wagner of Cleveland, Ohio; and James S. Sinclair of this city.

NOYES CO. SELLS IN PEARL ST.
The Charles F. Noyes Company has sold to William Goldstone for the estate of Y. Pendas 209 Pearl street, a five-story and basement building, 25x100. The property adjoins 93 to 97 Maiden lane and 202 to 204 West street, running through to 6th street, and was recently purchased by Sigmund Graham.

Mr. Goldstone, who has bought many properties upon, in commenting on his recent purchase, said:

"I bought 209 Pearl street, valued at \$60,000, because the building contains 20,000 feet of space, and I shall offer it for resale or lease at \$100,000. I want, when the present lease expires, to consider the demand for buildings in the Maiden Lane section one of the strongest factors in a most healthy real estate market."

Mr. Goldstone was represented in the transaction by Simon Meyers, and the seller was represented by Joseph J. Silvery, attorney. The property had been placed in the hands of the Charles F. Noyes Company for resale and management.

WADSWORTH ARMS SOLD.
Elias Gussow Realty Construction Company sold to Wadsworth Arms Company, Inc., the Wadsworth Arms, a five-story elevator apartment house at the southwest corner of Third avenue and Wadsworth avenue, on plot 75x100. The house rents for \$25,000 and has been held at \$175,000.

REPORT BELLE TERRE SOLD.
Belle Terre, on Port Jefferson harbor, L. I., started about ten years ago by Dean Alvord and planned to be one of the most exclusive waterfront residential communities in this country, is reported to have been sold by update interests, bondholders in the project, which came into possession of the property about four years ago through foreclosure proceedings.

The property has been held at \$275,000 and contains 100 acres of land and the original purchase syndicate is said to have expended close to \$1,000,000 on improving the property. A large clubhouse was to be the central figure in the group of buildings, and the plan of the bondholders who now sell the tract are said to be Edmund Lyons of the Eastman Kodak Company of Rochester and several other residents of that city.

SELLS SPYDEN DUYVIL HOME.
S. L. Pakas sold his former home in the Spyden Duvil section on the block bounded by Boynton, 12th, Parkway, Independence avenue, 23rd and 25th streets to E. Cantelo White, the present tenant. The property has been held at \$16,000 and measures about 35x120. It consists of a large old mansion, which Mr. Pakas remodelled four years ago when he bought the place. There are also outbuildings and a garage on the premises.

NOTED GREENWICH HOUSE SOLD.
Postmaster William S. Meany of Greenwich has purchased from the estate of the late Frederick Mead, Jr., the handsome residential property at the corner of East Putnam and Milbank avenues, in Greenwich. The consideration, which is said to be \$50,000, goes to Yale University as a residuary legate. The house dates back to the Revolutionary

OPPENHEIM, COLLINS & CO. TAKE LEASE

**Other Transactions Reported
From Out of Town.**

Oppenheim, Collins & Co., in addition to renewing for another fifteen years the lease at their present location, 871 and 873 Broadway, have increased their original leasehold by taking the adjoining property at 869 Broadway, now occupied by the F. G. Smith Piano Company, and others. Becoming effective in the spring of 1921 the lease will give the concern the use of the four-story building at the corner of William street, bounded by the Mennen estate. The building has a frontage of about 15 feet on Broadway street and a depth of 175 feet and provides a total floor area of more than 10,000 square feet. When possession is obtained the building just leased will be altered and connected with the present store.

J. Edward Bremer has sold several lots on the Bronx to Dennis O'Connell of Great Neck, L. I., who will improve the property with a private residence for his own occupancy.

The Scarsdale Estates sold a plot in the Greenacres section of Scarsdale, N. Y., to Joseph A. Ford. This plot adjoins Mr. Ford's present holdings.

The Robert J. Parley Organization sold, in conjunction with V. D. Hill, the residence of Mrs. E. K. Russell at Scarsdale to Mrs. E. K. Russell.

Mr. Stoddard & Mark, Alfred Ericson have sold to Victor L. Weinstein of New York city the newly erected detached dwelling built by Ericson on lots 6 and 7 of the Mount Vernon estate, N. Y. The consideration is just under \$5,000. The owner will occupy at once.

Steven H. Ayres and Mrs. A. J. Higginson have sold to the Wheeler Corporation the bungalow house at 120 West 35th street, which is 100 feet deep and 100 feet wide, and is situated on a lot 100 feet wide and 100 feet deep.

Cammann, Voorhees & Floyd in conjunction with Folsom Brothers have sold to Howard Conkling and others the five-story building at 191 Water street, on plot 100 feet wide and 100 feet deep, and is situated on a lot 100 feet wide and 100 feet deep.

Lenox Avenue—Bryan L. Kennelly sold the Hollywood, 84 Lenox avenue, a five-story brick flat with two stories on plot 100 feet wide and 100 feet deep, and is situated on a lot 100 feet wide and 100 feet deep.

First Avenue—H. W. Krumwiede, Jr., has sold to Henry Kroger to Mrs. Julia Sitts the four-story building, 25x100, at the southeast corner of First avenue and Fifty-third street, on plot 100 feet wide and 100 feet deep.

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501 Fifth avenue, store, basement and sub-basement, 559 Broadway, Washington Mills and for William J. Rosenfeld the fifth lot at 141-145 West Seventeenth street to Max Greenberg Company; fourth lot to Harry Bloom, and for Sternfeld Building Company eighth lot at 317-323 East Thirty-fourth street to the Interstate Shade Cloth Company.

Carlin & Linnick, Inc., leased space in the Park Row Building to the Empire Carling Company, Bartholomew Moynahan, Charles Battist, Jacob Shata, Herschel H. Heyman, Cedar Acheson, Edwin P. Phillips, Marietta Reifing Company, Ford C. Close, Stephen Chacknick, Mendel Bros., and with Frank L. Fisher Company large space to the Neptune Association.

RESIDENTIAL LEASES.
Louis Block leased for the Watson-Louis Holding Corporation to Hyman Kaufman the five-story apartment house at 100 West 100th street, 100 feet east of Amsterdam avenue, and a five-story house on the north side of 215th street, 100 feet east of Grand street, for a term of three years at a total rental of \$100,000.

The Payson M. Merrill Company leased for E. A. Herter to Patrick D. Mullins the dwelling at 2048 Madison avenue.

RICHMOND NOTES.
Carl F. Grieshaber sold through George K. Koif a plot of four lots on Hilltop place, Hillcrest Park, Great Kills, to Louis Haren, who will improve with several attractive bungalows.

EQUITABLE MAKES TWO LOANS.
The Equitable Life Assurance Society, in accordance with its policy to assist in relieving the housing situation in Greater New York, has agreed to make two loans to the Goodwin & Goodwin Corporation on the two six-story apartment houses under construction by the Lever Realty Corporation on the west side of Grand street, 100 feet north of Fordham road. The plots are 100 feet by 100 feet each and the apartments will accommodate ninety-two families.

AT THE AUCTION ROOMS.
By Bryan L. Kennelly.
PELHAM, N. Y., 44 acre, with large dwg., sold to H. K. Johnson for \$174,500.
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TRANSACTIONS RECORDED.

(With name and address of owner and transferee.)

(South of Fourteenth street.)
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